

Appendix C - Estimated Costs for Implementing Plan

CONSTRUCTION COSTS			
Development	Gross Construction Costs	Construction Planning Costs	Total Project Costs
Noland Home	\$750,000	\$112,100	\$862,100
Rehabilitate Existing Buildings-Grandview	\$445,000	\$89,000	\$534,000
Construct Parking, Remove Road, Restore Landscaping-Grandview	\$60,000	\$12,000	\$82,000
Convert existing building to visitor use, if acquired at Grandview Unit	\$375,000	\$75,000	\$450,000
		TOTAL	\$1,928,100
ADDITIONAL OPERATIONS AND MAINTENANCE COSTS			
	FTE (full time, seasonal, term)		Salary/Cost
Interpretation	3.0		\$85,000
Maintenance	1.0		\$45,000
Administration	.5		\$15,000
Support costs, (supplies, utilities, vehicle rental, etc)			\$33,000
		TOTAL	\$178,000
LAND ACQUISITION COSTS			
Grandview Unit (1998 Jackson County appraised value was \$750,000)			To Be Determined
Rent on Shared facility (option if unable to acquire land for provision of visitor services)			\$54,000 annually (based on GSA 1998 estimate)



Appendix D - Actions Considered, But Not Included in Plan

While preparing this revised GMP, the planning team evaluated numerous proposed actions. Many are incorporated into the plan. Other actions were dismissed for a variety of reasons. The following three actions dismissed from inclusion within the revised GMP merit specific clarification.

Preservation of the Neighborhood

As part of the planning process, the 1987 GMP proposal to establish a Truman Neighborhood Trust was revisited. Several members of the planning team and consultants were experienced professionals in the field of historic preservation. They reviewed the proposal and, based on current budgetary and policy constraints, judged this idea to be impractical and unfeasible. Therefore, in place of the establishment of a trust, a range of alternative historic preservation tools and policies were proposed, such as design guidelines for historic properties, easements, etc.

Living History Farm

In deliberating the future treatment and actions at the Grandview Unit, the suggestion that the farm be turned into a living history site with animals and agriculture activities was discussed amongst the planning team and in public meetings. The significance of the site lies in the importance it played in the development of Truman's character and how his experiences on the farm later played a role in his political views. The site is not significant as an example of a Missouri farm. In addition, only a fragment of the original 600-acre farm remains and that has undergone significant change. The setting is no longer reflective of the Truman period. Little documentation exists concerning the buildings and objects that were in place during Truman's occupation of the farm. Any re-creation of an actual farm, therefore, would be based on conjecture and not on solid scholarship. For these reasons, a living history farm at the Grandview Unit was considered to be inappropriate.

Visitor Access to Second Floor of Truman Home

As part of the terms and conditions of Bess Truman's will giving the property to the National Park Service, access to the second floor of the home would not be permitted during the lifetime of her daughter, Margaret Truman Daniel. Since the home opened to the public, visitors have repeatedly asked about access to the second floor. Safety concerns, lack of appropriate egress, and questions concerning the load bearing capacity of the second floor prevent this portion of the home from being opened to the public. Thus, based on the current levels of visitation and assessment of the structural stability of the home, access to the second floor cannot be granted.

Appendix E - Recommended/Required Plans and Studies

Following is a summary of the major plans and studies proposed in this document. Costs for each plan or study will depend on the scope of the project, which in turn will be affected by available funding at the time the project is initiated.

- Archeological overview and assessment--parkwide
- Cultural Landscape Reports—Truman farm, Noland home, and Wallace homes
- Harry S. Truman National Historic Landmark nomination revision
- Historic Resource Studies—Truman Farm, Noland home, and Wallace homes
- Historic Structure Reports—Truman Farm Home, Noland home and Wallace homes
- Long Range Interpretive Plan--parkwide
- Wildlife and Vegetation Surveys--parkwide



Appendix F

**THREATENED AND ENDANGERED SPECIES
DOCUMENTATION**



IN REPLY REFER TO:
FWS/AES-CMFO

United States Department of the Interior

Sup 4 HSTR

FISH AND WILDLIFE SERVICE
Ecological Services
Columbia Field Office
608 East Cherry Street, Room 200
Columbia, Missouri 65201
Tel: 573/876-1911 Fax: 573/876-1914

FEB 9 1998

Memorandum

To: Regional Director, Midwest Region, National Park Service,
Omaha, Nebraska
(Attn: Ms. Jill Medland)

From: Field Supervisor, Ecological Services, Columbia, Missouri

Subject: Request for endangered species information for the General
Management Plan/Environmental Assessment for Harry S. Truman
National Historic Site

We have reviewed the subject request for a species list within the vicinities of the Harry S. Truman sites in Jackson County, Missouri, as requested by your memorandum of December 19, 1997. This response is provided by the Service under the authority of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531-1543).

No federally-listed threatened or endangered species, candidates, or species of concern are known to occur or have the potential to occur in the subject areas. If you have not already done so, please contact the Missouri Department of Conservation concerning state rare, threatened, and endangered species (P.O. Box 180, Jefferson City, Missouri 65102-0180).

Thank you for coordinating with the Service under Section 7 of the Endangered Species Act. If we can be of further assistance, please contact Ms. Kelly Srigley Werner of my staff at (573) 876-1911 ext. 112.

Am D 72

